

# Update

Truman Annex Property Owners' Associations



## President's Message

It's hard to believe that another year has come and gone and our annual social is right around the corner. Florida was again lucky with not having any major storms and we certainly hope this trend continues.

The Annex is looking good, construction on Southard Street is coming along nicely

and should be completed sometime this spring.

Hopefully you have had a chance to review this year's budget. Again we held assessments after lowering them last year. We worked very hard to trim whatever we could to keep last year's fees in light of current economic problems. We actually have one of the lowest assessments for a property of our size in the state. Last quarter I wrote about foreclosures and late property payments and I am pleased to report that we do not have any new properties that have gone into default. We continue to have a very low delinquency rate with most of us actually paying early instead of late and that, of course, allows us to balance the budget and is certainly appreciated. The real estate market seems to have bottomed out and Key West held values better than the rest of the state and the Annex did

better than the rest of the city because of our beautiful properties. Our Board has set several goals, one of which is to reach out to the community and be more welcoming and I believe this is starting to be noticed. We are very fortunate to have a hard-working, dedicated Board and we are also very lucky that every year we have more homeowners running for the Board than we have seats. That really does not happen in most homeowner associations. In closing, I wish everyone a happy new year and I look forward to seeing everyone at the annual social and meeting. Please, any time you have a concern or suggestion let us know and come to our monthly meetings to share your ideas.

Sincerely,

Harold Berry  
President, TAMPOA

## Harbour Place

We were fortunate once again to not have any hurricane damage in 2009. We were able to complete all of our regular maintenance and scheduled repairs. The grounds look good. We are in good financial shape as we head into 2010. We are progressing well on our replacement of the balconies and decks. This is a major project. By the time of our annual meeting, we should have completed all of the tile balcony work on the Annex Building. Meanwhile, we have started

the next phase, the decks on the Annex Building. We are sending weekly updates on the progress of the project and plan to continue until the project is finished. At times, especially during the demolition, it will be quite noisy. We regret this and any other inconveniences caused by the project. Please bear with us and keep in mind the importance of this long-awaited and much needed project. Please keep the decks clear on the Annex Building until your new deck has been installed. The

weekly update will tell you when your deck will be worked on. Please arrange to have it completely cleared when the workers are ready to start. Please keep up the recycling effort. The new bins in the trash areas on each floor make it easy. We look forward to a great year 2010.

Sincerely,

Tony Marcussen  
President, HPCA

## Foundry

Christmas in Key West was outstanding this year with beautiful lights, warmer than normal weather and many seasonal activities. I know that many of you spend Christmas elsewhere, but the spirit of Christmas was apparent at the Foundry with several units exhibiting decorations this year.

We recently established a Pool Committee to provide recommendations to the Board about how our pool area might be improved. A number of owners have mentioned that some

of the trees block the sunlight and thus make the area for sunbathing smaller and the water cooler than normal. The Committee is composed of Steve Porter and Dan Sujak from the Foundry and Tom Maxwell from Admiral's Lane. If you have any ideas, suggestions or comments concerning the pool, please get in contact with one of the members of this Committee. Improvements to the pool area will be discussed at the Foundry annual meeting.

The Foundry looks great, but

we did experience some deterioration of some of the signs with the unit numbers on them. All have been repaired under warranty and should be back in "original" condition now.

Your Board, Phil Wilson, Rob Hoopes and I look forward to receiving any ideas or comments you have relating to the Foundry and we wish you all a Happy New Year.

Bruce Baumann  
President, FHA

## Sub-Association News

### Mills Place

We made it through hurricane season unscathed! So, mercifully, it was a quiet summer. The cooler temperatures of fall have brought a LOT of rain, so, when you visit, you will see a lot of green shrubs and landscaping together with a bumper crop of bananas around our buildings. Next year will require us to do some

major repairs of the white fencing throughout the Mills Place complex. Age, moisture, and rot have been taking their toll. We will also be doing some improvements and upgrades to our pool. We look forward to seeing everyone at the informal Mills Place Pool Party on the evening of January 26 and we wish everyone

a happy and healthy new year. Here's hoping that you can visit Mills Place often---make it a New Years Resolution!

Sincerely,

Linda Harra  
President, MPCA

### Porter Court

I'm typing this on December 19 and looking out my window here in Northern Virginia. 14 inches of snow have fallen and maybe another foot to go before our winter wonderland comes to full fruition. And a singular thought comes to mind: Why aren't I typing this in Key West?!

At our Porter Court community, we've had a great year with no hits to our budget account, storms or other untoward events. So we enter the

New Year with a strong balance sheet and for the third year in a row, no increase in our dues. At the same time, we're carrying over a bit of excess funds to boot.

The Community is in better shape as well. We have a totally resurfaced pool and upgraded our landscape. Impatiens have just been put in to upgrade the grounds color along with some additional perennials.

Thanks to the Board—Dave Sgro and Phil Hansen—for their contributions this past year. We're looking forward to a great 2010!

Regards,

Al Montgomery  
President, PCCA

# Truman Annex Property Owners' Associations

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## Shipyard

The winter season is now upon us and with it comes the return of many of our winter residents and guests. They will return to a number of changes that have continued to make Shipyard a great place to be. There is more and greener landscaping including new trees planted along Angela Street, newly designed parking spaces in both parking lots, improved recycling and waste disposal with a new compactor and an improved look on Southard Street.

Once again, with the capable guidance and advice of the Finance Committee, the Board of Directors has passed the 2010 budget with a **reduction** in our monthly assessments.

We continue to be fiscally sound and have anticipated future insurance increases and a good-sized contingency fund in determining the budget. Our reserves continue to be strong as we prepare for future maintenance (e.g. painting) in the coming year.

Our annual meeting will be held on Friday, February 5<sup>th</sup>, 2010 at the **Westin Hotel**. We will have our annual social gathering on Thursday, February 4<sup>th</sup> at 5:00 p.m. at the pool. Our own Jack Agnew has been the chief organizer of this social over the past few years and we see no reason why he won't do another fabulous job this time. He could use some assistance (with the social) so please contact him if you would like to help

with planning, set up or clean up.

We hope that everyone enjoys a safe, health and happy New Year!

Regards,

Mike Caron  
President, Shipyard

## **2010 Annual Meeting Schedule**

**Harbour Place** - Friday 1/22, 10 a.m. at the Westin Truman Room

**TAMPOA** - Monday 1/25, 10 a.m. at the Top of the Hotel La Concha

**Foundry** - Tuesday 1/26 10 a.m. at the Association Office

**Mills Place** - Wednesday 1/27 at 10 a.m. at the Association Office

**Porter Court** - Thursday 2/4 at 10 a.m. at the Association Office

**Shipyard** - Friday 2/5 at 1:00 p.m. at the Westin Truman Room

# **Recycling**

We strongly encourage members to recycle. Following is a list of instructions from Waste Management on recycling specifics. Maintenance has recycling bins if you need one. If you live in a condominium, these bins can be used to carry your recyclables to the central collection area. Please remember to properly store your bin out of sight. Recycling is picked up on Mondays.

## **Plastics**

- Please rinse. All colors accepted. Labels are ok.
- Bottles, cups, tubs, bowls and jars with #1, #2, or #3 recycling symbols on container.
- Remove caps and lids

## **Metals**

- Please rinse. Labels are ok.
- Aluminum drink cans
- Steel or tin food cans and lids. Remove lids.

## **Unbroken Glass**

- Please rinse. Green, brown, clear. Labels are ok.
- Bottles and jars—remove metal and plastic lids

## **Corrugated Cardboard**

- Please flatten. All boxes must be broken down to fit into bin.

Put the following in paper grocery bags and then place bags in bin:

## **Paper**

- Carbonless paper
- Cardboard—cereal boxes (liner removed), soda and beer cartons, dry goods.
- Packaging, paper towel and toilet paper cores
- Envelopes—with or without windows
- Junk mail, magazines
- Newspapers—all sections (please do not leave or put in plastic bags)
- Office paper—file folders, letterhead, printer paper
- Paper bags

**Household batteries must be placed in a clear plastic bag.**

Contact the Waste Management office at 296-8297 for removal of appliances, furniture, hazardous waste (car batteries, paint, acid, etc.) special drop offs are offered quarterly. (March, June, September and December)